



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1**  
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PNC BANK, NATIONAL ASSOCIATION

In re:  
Joseph C. Cannizzaro, Debtor  
Robin Cannizzaro, Co-Debtor

Case No: 19-31

Chapter: 13

Judge: Rosemary Gambardella

Order Filed on June 26, 2023  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Recommended Local Form:

☐

Followed

☐

Modified

**ORDER VACATING STAY  
AND CO-DEBTOR STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: June 26, 2023**

A handwritten signature in cursive script, reading "Rosemary Gambardella", is written over a horizontal line.  
Honorable Rosemary Gambardella  
United States Bankruptcy Judge

Upon the motion of PNC BANK, NATIONAL ASSOCIATION, under Bankruptcy Code sections 362(a) and 1301(c) for relief from the automatic stay and the Co-Debtor stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as: 12 William Street, Lincoln Park, NJ 07035**

☐ Personal Property More Fully Described as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

It is further ORDERED that the Co-Debtor Stay is vacated.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.